

**EPHRATA AREA JOINT AUTHORITY
MINUTES – FEBRUARY 12, 2026**

The meeting was called to order at 7:00 PM by Chairman Thomas Reinhold in the Council Chambers of the Borough Office, located at 124 South State Street.

Attendance

- **Board Members:** Chairman Thomas Reinhold, Vice Chairman Luke Rohrer, Treasurer Steve Sawyer, Assistant Treasurer Jonathan Zimmerman and Members Tim Barr and Joe Strosser
 - **Staff and Officials:** Aaron Zeamer (Solicitor), Dan Becker (Herbert, Rowland & Grubic, Inc.), Karen Gerhart (Borough Manager), Trevor Greth (Director of Finance) and Stephanie Fasnacht (Executive Office Administrator)
 - **Visitors:**
 - Robert Gerhard (Spring Glen Fresh Foods)
 - Amanda Goodwin (Spring Glen Fresh Foods)
 - Nick Hoffman (Spring Glen Fresh Foods)
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Call to Order

Chairman Reinhold called the meeting to order at 7:00 PM.

Adoption of Agenda

Ms. Gerhart provided confirmation of the following:

1. The meeting agenda was posted on the Borough’s website and at Borough Hall no later than 24 hours in advance of the time of the meeting.
2. The meeting agenda included a listing of each matter of Authority business that will be or may be the subject of deliberation or official action at the meeting.
3. There were no changes made to the meeting agenda after it was posted.
4. The meeting agenda was made available to individuals in attendance at the meeting.

Chairman Reinhold asked if there were any requests to add a matter of Authority business to the meeting agenda. Seeing none, Chairman Reinhold asked for a motion to accept the meeting agenda as posted. Mr. Barr moved and Mr. Rohrer seconded to approve the meeting agenda as posted. Motion carried unanimously.

Approval of Minutes – January 8, 2026

Motion by Mr. Zimmerman, seconded by Mr. Sawyer, to approve the minutes of the January 8, 2026, meeting. Motion carried unanimously.

Public Comments

No public comments were made.

Financial Reports

Motion by Mr. Sawyer, seconded by Mr. Rohrer, to approve the financial reports. Motion carried unanimously via roll call vote.

Payment of Bills

Motion by Mr. Rohrer, seconded by Mr. Zimmerman, to ratify the payment of bills. Motion carried unanimously via roll call vote.

Action Items**a. PLC Project Budget Update and Proposed Budget Transfer**

- Approval was granted to transfer \$42,593.00 from Account #16-10-310-7601 to Account #16-10-310-7607 to cover the increased Programmable Logic Controllers (PLC) Project.
- **Motion:** Mr. Sawyer moved; Mr. Zimmerman seconded.
- **Result: Motion carried unanimously.**

b. Morgan Truck Body, LLC – Water Service: Request to Reduce Financial Security

- Approval was granted to release \$181,735.00 in financial security held in escrow, leaving a new balance of \$28,530.00.
- **Motion:** Mr. Sawyer moved; Mr. Strosser seconded.
- **Result: Motion carried unanimously.**

c. W. Main St. Associates, LLC: Construction of Water Facilities Agreement

- Approval was granted to execute a Construction of Water Facilities Agreement with W. Main St. Associates, LLC, subject to the terms and conditions outlined in the Agreement.
- **Motion:** Mr. Roher moved; Mr. Zimmerman seconded.
- **Result: Motion carried unanimously.**

Discussion Items**a. Spring Glen Fresh Foods, Inc.: Bulk Water Purchase Agreement**

Solicitor Zeamer informed the Board that in late January, Scott Mohn, Water Operations Manager, was contacted by Spring Glen Fresh Foods regarding concerns about their wells not functioning properly and the potential inability to maintain operations due to insufficient water supply. The company inquired about the possibility of purchasing bulk water in the event of an emergency.

Representatives from Spring Glen Fresh Foods were present at the meeting and responded to clarifying questions from the Board regarding their request.

Due to the urgency of the situation, a “Bulk Water Purchase Agreement” was executed by staff. While no formal Board action was required, Solicitor Zeamer sought the Board’s consensus on whether staff should be permitted to execute similar agreements in the future as they pertain to the sale of water and potential revenue to the Authority.

The Board expressed agreement with allowing staff to execute future Bulk Water Purchase Agreements as necessary.

Engineering Report

- Mr. Becker highlighted ongoing projects, including:
 - **Lincoln Tank:**
 - The cell carriers are finalizing the facility co-location rail drawings and will submit the drawings to the Authority for review and approval. HRG is

continuing to press the cell carriers to complete their work as soon as possible in order to proceed with bidding the tank rehabilitation project. The PADEP Public Water System (PWS) Construction Permit expires on November 17, 2026.

- **Wyndale:**
 - At its January 2026 meeting, the Authority authorized the release of the Maintenance Guaranty and any remaining escrow funds for this project after confirming that all professional services fees associated with the project had been paid. This project will be removed from future reports.
- **EASD Middle School Fields:**
 - HRG received a revised record drawing submission and issued a review letter dated December 29, 2025. Hard copies of the record drawings remain outstanding.
- **New Source Development:**
 - HRG reviewed historical data for Authority Well 5 (Brossman Well) located along East Fulton Street. HRG met with Authority staff, Akron Borough representatives and the Susquehanna River Basin Commission (SRBC) on February 3, 2026, to determine whether the well could be converted into a public water supply well. HRG continues to identify potential public water supply well sites.
- **Well 1 SRBC Docket Renewal:**
 - The current docket approval expires September 14, 2026, and the renewal application is due March 14, 2026. HRG is preparing the docket renewal application and will provide it to the Authority for review prior to submission to SRBC.
- **Ephrata Mennonite School:**
 - HRG and Borough Public Works staff completed a site review on January 16, 2026, and identified outstanding issues. The School's contractor indicated that these items would be addressed.
- **New Joy Auto Flusher:**
 - HRG obtained GIS information for the New Joy Drive corridor and will schedule a PA One Call design request for the project. Field survey work will be completed, weather permitting, after the snow has melted.

Operations Report

Ms. Gerhart informed the Board that the Borough is experiencing an increase in water main breaks due to the harsh weather. She noted that Mr. Mohn had requested Dave Bonkavich to conduct leak detection as water demand remains high.

Public Works is currently on Spring Garden Street addressing a situation where a resident who had been away for a few weeks returned home to find no water. Crews are actively investigating and working to repair the issue once it has been identified.

Next Meeting

The next meeting date is Thursday, March 12, 2026.

Adjournment

Meeting adjourned at 7:41 PM.

Respectfully submitted,

Karen A. Gerhart
Secretary

SJF